

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
<div>Program Progress:</div>							
PJs in State: 20							
% of Funds Committed	97.60 %	93.90 %	11	96.48 %	56	59	
% of Funds Disbursed	86.70 %	86.15 %	13	89.00 %	31	32	
Leveraging Ratio for Rental Activities	4.23	3.22	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.14 %	87.41 %	12	83.25 %	43	57	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.88 %	69.56 %	11	70.99 %	53	58	
<div>Low-Income Benefit:</div>							
% of 0-50% AMI Renters to All Renters	82.05 %	87.64 %	10	81.75 %	43	45	
% of 0-30% AMI Renters to All Renters***	52.75 %	52.88 %	11	45.84 %	59	62	
<div>Lease-Up:</div>							
% of Occupied Rental Units to All Completed Rental Units***	95.60 %	97.65 %	14	96.12 %	29	28	
<div>Overall Ranking:</div>							
In State: 4 / 20 Nationally: 76 77							
<div>HOME Cost Per Unit and Number of Completed Units:</div>							
Rental Unit	\$18,534	\$26,943		\$27,889	273 Units	14.70 %	
Homebuyer Unit	\$18,813	\$17,368		\$15,632	35 Units	1.90 %	
Homeowner-Rehab Unit	\$24,144	\$22,772		\$21,037	54 Units	2.90 %	
TBRA Unit	\$1,955	\$5,496		\$3,206	1,498 Units	80.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kalamazoo MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$67,482	\$67,177	\$24,623
\$79,291	\$74,352	\$19,550
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.93

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.5	48.6	40.7	37.6
Black/African American:	44.3	45.7	53.7	59.1
Asian:	0.4	0.0	1.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.2
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.1	2.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.2
Other Multi Racial:	0.4	0.0	0.0	2.7
Asian/Pacific Islander:	0.4	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.9	2.9	3.7	0.0
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HOUSEHOLD SIZE:

1 Person:	43.1	28.6	27.8	20.1
2 Persons:	26.0	31.4	13.0	24.3
3 Persons:	16.4	14.3	27.8	21.5
4 Persons:	9.5	11.4	9.3	18.4
5 Persons:	3.1	8.6	11.1	8.4
6 Persons:	1.1	5.7	7.4	5.1
7 Persons:	0.8	0.0	3.7	0.2
8 or more Persons:	0.0	0.0	0.0	2.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	48.1	31.4	25.9	19.7
Elderly:	2.3	0.0	24.1	1.5
Related/Single Parent:	31.7	51.4	33.3	63.3
Related/Two Parent:	8.8	11.4	14.8	11.3
Other:	7.6	5.7	1.9	4.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.4	0.0 [#]
HOME TBRA:	2.7	
Other:	16.4	
No Assistance:	67.6	

of Section 504 Compliant Units / Completed Units Since 2001 11

* The State average includes all local and the State PJs within that state

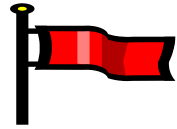
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kalamazoo State: MI Group Rank: 76
 (Percentile)
 State Rank: 4 / 20 PJs Overall Rank: 77
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	99.14	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	78.88	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	95.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.54	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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